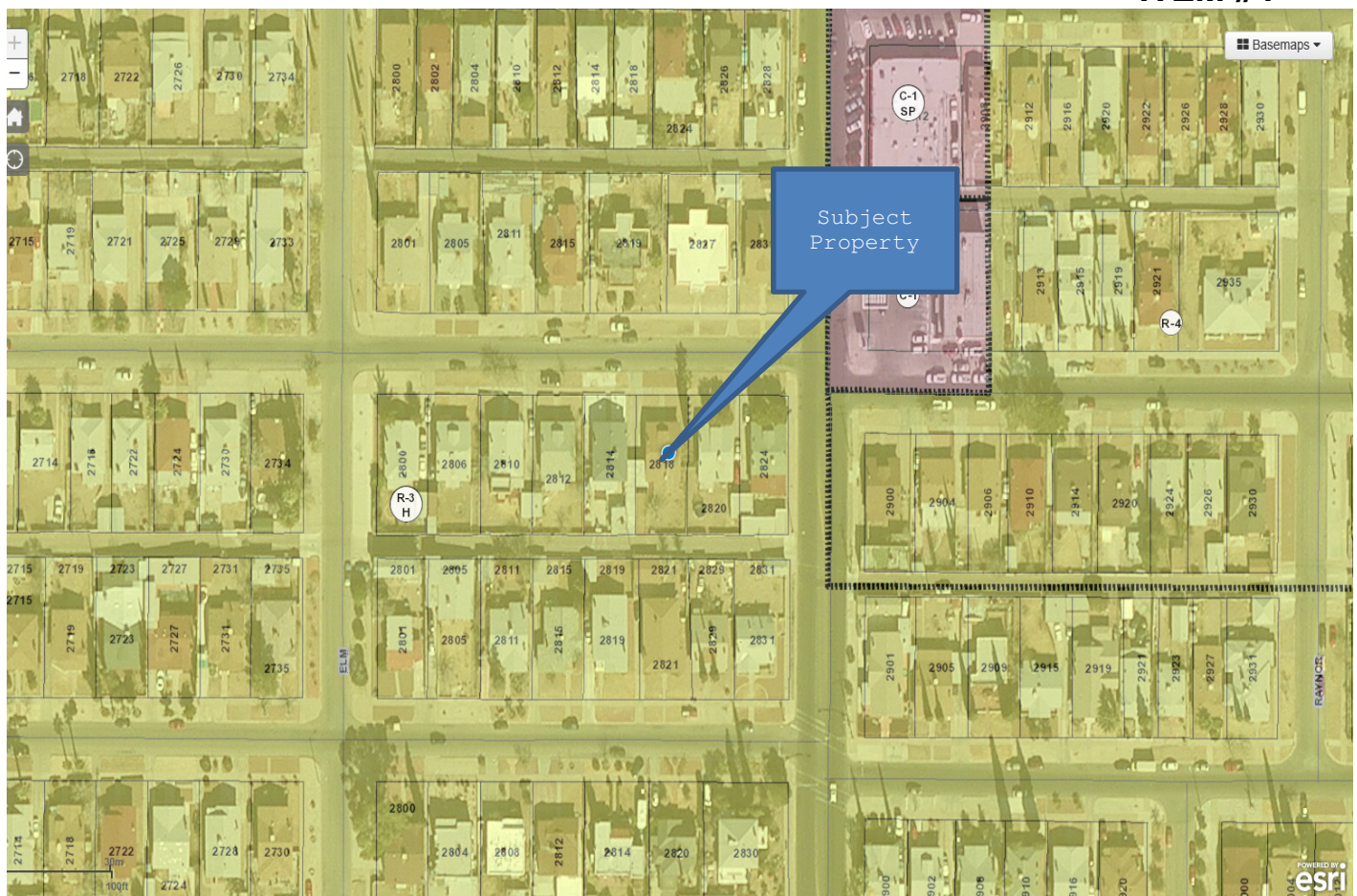




PHAP15-00023

Date: July 6, 2015
Application Type: Certificate of Appropriateness
Property Owner: Homer Varela
Representative: Homer Varela
Legal Description: Being 5 Manhattan Heights 11 & 12, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2818 Lebanon Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1918
Historic Status: Contributing
Request: Certificate of Appropriateness for installation of chain link fencing after-the-fact
Application Filed: 6/29/2015
45 Day Expiration: 8/13/2015

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for installation of chain link fencing after-the-fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale.*
- *Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually. Cinder block and chain link fencing are relatively recent developments and are therefore not appropriate fencing materials.*
- *Solid walls are appropriate for the side property lines while an open fencing material is more appropriate for the front portion of the property.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

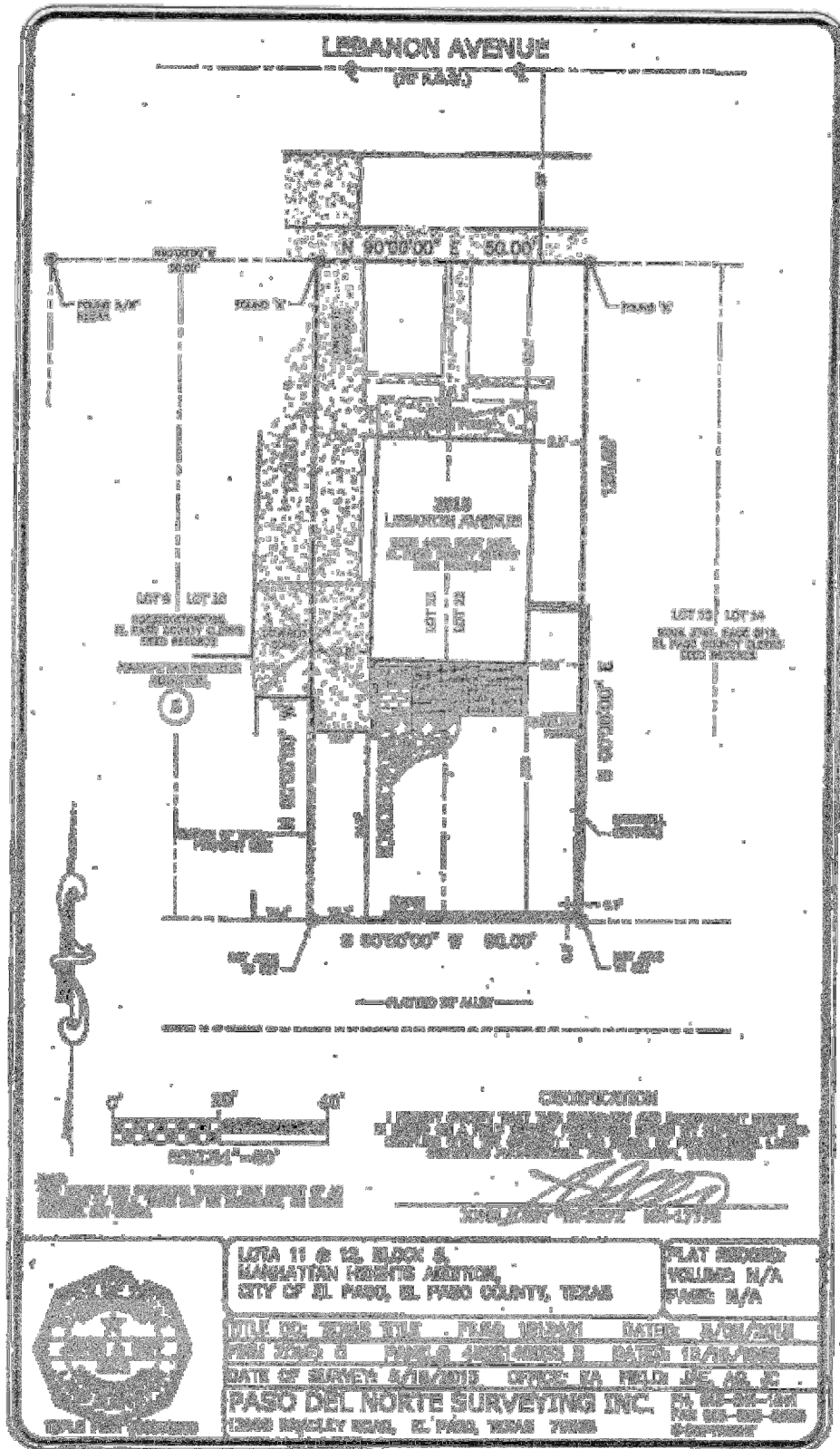
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The modifications are that the owner provide written correspondence from the mortgage company explaining why the separation is required, that the fencing in the driveway be removed, and the fencing under the carport be camouflaged with wood.

AERIAL MAP



SITE PLAN



PHOTOGRAPHS

